

**RESOLUTION GRANTING SITE PLAN APPROVAL  
FOR 1080 S.F. OFFICE SPACE ON THE SECOND STORY OF THE EXISTING  
APPROVED BUILDING.**

*Pizzo Site Plan Amendment  
PB # 10-01*

**WHEREAS**, an application was made to the Planning Board of the Town of New Windsor for approval of a site plan by John L Pizzo Enterprises, LLC (the "applicant") for a project described as the "Pizzo Site Plan Amendment";

**WHEREAS**, the subject site consists of 0.80 acres of land and comprised of one tax map parcel located at NYS Route 300 & 207 in the Town of New Windsor identified on the tax map as section 4, block 1, and lot 11.1 (SBL 4-1-11.1); and

**WHEREAS**, the action involves a request for a site plan approval to add an additional 1,080 square feet of office space on the second story of the existing approved building; and

**WHEREAS**, the applicant has submitted a fully executed short form Environmental Assessment Form ("EAF") pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

**WHEREAS**, the Planning Board conducted an uncoordinated SEQRA review for this project; and

**WHEREAS**, during the course of the Planning Board's review of the Applicant's proposed site plan amendment, the Planning Board received and considered correspondence from the public as well as the Town's consultants; and

**WHEREAS**, the applicant was referred to the Town of New Windsor Zoning Board of Appeals for variances associated with the application, which variances were granted by the Zoning Board of Appeals following its mandatory public hearing; and

**WHEREAS**, in accordance with the Planning Board's authority under Town Code § 300-86, the Planning Board waived the public hearing on the amended site plan; and

**WHEREAS**, the application and related materials were submitted to the Orange County Planning Department ("OCDP") for its review pursuant to the requirements of the General Municipal Law § 239-m, and OCDP responded on June 3, 2010 recommending Local Determination; and

**WHEREAS**, the Planning Board has carefully considered all of the comments raised by the public, the Board's consultants, and other interested agencies, organizations and officials, including those presented at numerous meetings of the Board as well as those submitted separately in writing; and

**WHEREAS**, the applicant has submitted a proposed site plan consisting of one sheet, prepared by Shaw Engineering dated January 25, 2010 and last revised on June 16, 2010; and

**WHEREAS**, the Planning Board has heretofore determined that the Proposed Action minimizes or avoids significant environmental impacts and, adopted a Negative Declaration as part of the approval of site plan.

**NOW, THEREFORE**, the Planning Board finds that the applicant has satisfied the requirements of Town Code § 300-86 and approves the site plan subject to the following terms and conditions:

1. The applicant shall pay all outstanding fees due the Town in connection with this application;
2. The applicant shall make any required revisions to the site plan to the satisfaction of the Planning Board Engineer and Planning Board Attorney;
3. The applicant shall secure all necessary permits, approvals and authorizations required from any other agency, if required;
4. The applicant shall submit proof of satisfaction of the foregoing conditions and submit a plan for signature within 360 days of the date of this resolution. The Planning Board hereby grants the two (2) ninety (90) day extensions as authorized by Town of New Windsor Zoning Law § 300-86(E). This approval will expire on July 23, 2011 and no further extensions can be granted.

Upon motion made by Member Mr. Schlesinger, seconded by Member Mr. Brown, the foregoing resolution was adopted as follows:

Member, Daniel Gallagher      Aye    Nay    Abstain    Absent

Member, Howard Brown      Aye    Nay    Abstain    Absent

Member, Neil Schlesinger

Aye Nay Abstain Absent

Member, Henry Vanleeuwen

Aye Nay Abstain Absent

Chairman, Genaro Argenio

Aye Nay Abstain Absent

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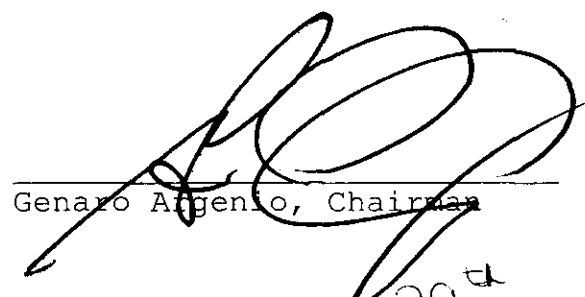
Alternate, Henry Schieble

Aye Nay Abstain Absent

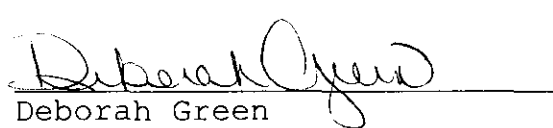
Alternate, Harry Ferguson

Aye Nay Abstain Absent

Dated: July 28, 2010  
New Windsor, New York

  
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Genaro Argenio, Chairman

Filed in the Office of the Town Clerk on this 29<sup>th</sup> day  
of July, 2010.

  
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Deborah Green  
Town Clerk